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# MASSACHUSETTS AVENUE PARK

WASHINGTON, D.C.

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CHARLES J BELL
TWN OLMS
SENATOR JAMES A BRADY
NATIONAL CATHEDRAL
SCHOOL FOR GIRLS
PROTESTANT EPISCOPAL CATHEDRAL
CATHEDRAL SCHOOL FOR GIRLS
ROCK CREEK PARK
MASSACHUSETTS
AVENUE
U S NAVAL OBSERVATORY AND PAR

# USETTS AVENUE PARK
AND
# SETTS AVENUE HEIGHTS

WASHINGTON, D.C.

Building Restriction Lines Shown Thus – – – –

THE TENTATIVE BOUNDARY LINES AS SHOWN ON THE PLAT IN THE PARK SECTION ARE SUBJECT TO CHANGE TO MEET THE REQUIREMENTS OF INDIVIDUAL PURCHASERS WHERE SUCH CHANGES COMPLY WITH THE NATURAL CONTOUR OF THE GROUND AND ARE CONSISTENT WITH THE PRACTICAL DISPOSITION OF THE REMAINING LAND

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The Washington Monument from the Treasury

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# MASSACHUSETTS AVENUE PARK

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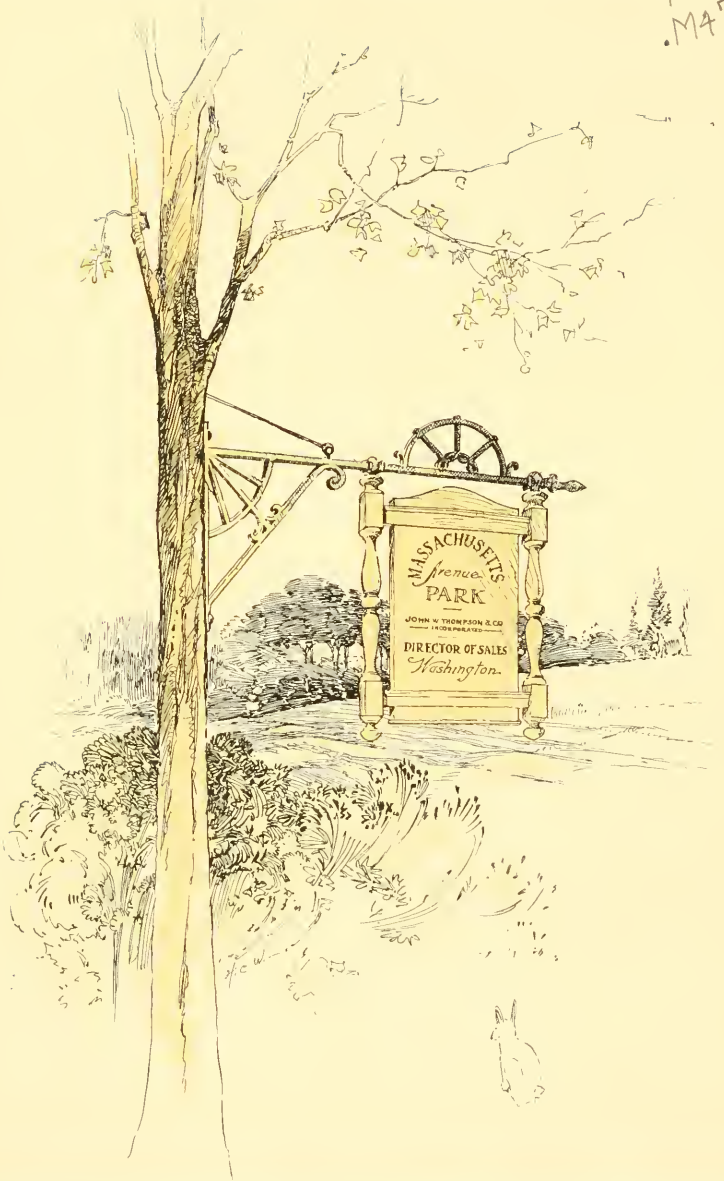


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# MASSACHUSETTS AVENUE PARK

THERE are two contending longings which mark the highly civilized man — the thirst of his primal nature for the country, and the hunger of his cultivated mind for the quickening communion of the human city. Little has been left untried for realizing these two desires in one scheme of life. From the hanging gardens of Babylon to the roof-gardens of a modern American metropolis, the story runs unchanging through changing time. If a metropolis could be created today with all that makes a city splendid it might be so planned as to contain the country within it — some wondrous New York where men might dwell in noble houses amid such a tract as Central Park. But a metropolis cannot be created — it grows, and it grows less by design than by its own confusedly accumulated greatness. If it retains an unspoiled place of virgin woods and hills, it is too precious for any man or any set of men to enjoy exclusively.

It will be difficult indeed to believe that any modern American city contains such a unique preserve, and still more difficult to realize that the capital of the nation has such a country dwelling-place within it. Washington, which has grown so magnificent under inspired city planning that men of all lands declare that it will soon be the most beautiful city in the world, might well be supposed to have left no natural advantage unutilized. Such, however, has

Looking North from Massachusetts Avenue over Rock Creek Park
along the Eastern Boundary of Massachusetts Avenue Park

been the case. There has remained in the best part of the capital a place of woods and hills and dales, unappropriated for park purposes, and until recently, uninvaded by the street-maker — a 'rus in urbe' of two hundred and thirty-eight acres of the utmost beauty and charm. Rich in the trees of the lusty American mixed forest, its hills and dales suggest that desire for habitation always foreign to the bare plots of so-called land improvements. This large territory was, until a short time ago, left untouched, chiefly because the Permanent Highway Plan of the City of Washington required subdivision along the regulation city lines of rectangular plots brought to city grade. Had the tract been opened under this law, it would be today magnificent, no doubt, with city houses and pretentious apartment buildings, but a true city section. By a special Act of Congress it became possible to develop it, not as a city subdivision, but as a city site for true country homes. This place of forest crowned hills is not a suburb: it is within a two mile radius of the White House and but half a mile from Sheridan Circle, the center of the National Capital's social life. At an average elevation of more than two hundred feet above Pennsylvania Avenue it lies in that area denominated by The Washington Post. "The Triangle of Increasing Values" between Connecticut and Massachusetts Avenues, the latter Washington's finest residential street. It is protected by barriers which are more than mere buyers' and sellers' agreements as to its restrictions. Rock Creek Park forms the eastern boundary of the tract. A commission has been appointed to acquire more land to broaden the park at this point and also to connect it with Potomac Park. This is being done under plans formulated by the Fine Arts Commission, composed of such men

Polo on the Potomac Parkway

Chevy Chase Clubhouse

as Messrs. Daniel H. Burnham, Charles F. McKim, Frederick Law Olmsted, Jr., Augustus St. Gaudens, and Col. William W. Harts.

On the southwest, the Naval Observatory Park fronts it just across Massachusetts Avenue, and Rock Creek Park Extension also forms part of the boundary on this side. Where the frontier of parks does not extend, the property is protected by conditions created through private wealth and the love of art and beauty. On the north and west of the tract, there lie the richly appointed estates of United States Senator Francis G. Newlands, Charles J. Bell, Esq., United States Senator James H. Brady, and James Parmelee, Esq., and also the St. Albans Schools. The National Cathedral School for Girls and the Cathedral School for Boys, with the Protestant Episcopal Cathedral of St. Peter and St. Paul adjoining.

Protestant Episcopal Cathedral of St. Peter and St. Paul

Thus permanently restricted far beyond its own confines, the tract offered an opportunity which, it was recognized never could present itself again in Washington and, probably never in any other great American city. The plan for opening the territory was placed in the most skillful hands, and every foot of roadway, every grade and curve was designed with the one controlling purpose of preserving it in whole and in part as a virgin landscape. Therefore, notwithstanding that the entire territory has been provided with driveways, sidewalks, sewers, water and lights, it retains wholly unmarred its natural beauty. The winding roads are curtained everywhere behind trees and shrubs; nooks and glades lie unprofaned; the many vistas that beckon to glimpses of Washington and its environments are set in woods that have grown through untroubled years into an art that man cannot attain. All the roads,

Residence of Mrs. Robert S. McCormick, Massachusetts Avenue and Thirtieth Street

and even the sidewalks, follow the natural undulations of the land, and technical skill has succeeded so brilliantly in making the grades that whether one goes by automobile or on foot the ascents are perceptible only through the ever-changing views of the other parts of the tract, the city lying below, the Potomac, and beyond, the hills of Virginia and Maryland.

Massachusetts Avenue Park is apportioned into sites, each of which conforms to the landscape. As they are of widely varying outline and area, a purchaser can select one in harmony with the character of the home that he plans to erect. The villa sites range from those suitable for residences costing $15,000 as a minimum to others that invite structures costing $250,000 or more. Obviously, since the areas and shapes of all the plots vary, it is impossible to refer here in any definite way to the matter of cost. The best indication may be had from the statement that the sites are offered

*George N. Ray, Architect*

Residence of W. W. Wetmore, Rock Creek and Woodland Drives

Looking South on Thirty-second Street, near Woodland Drive

at prices that are only fifty per cent, and in some cases, only twenty-five per cent of the prices now being obtained for nearby built-up property—property of the most desirable class although not comparable in beauty or exclusiveness to Massachusetts Avenue Park.

While many of those who purchase in Massachusetts Avenue Park will naturally be automobile owners, the tract will have perfect accessibility by street-cars for the convenience of tradesmen, servants, etc., as the opening of Calvert Street, west of Connecticut Avenue, is now under way and will bring the center of the property within three city blocks of surface transportation on that avenue. By automobile, the center of the city is but a few moments distant, and is reached in but little longer time by trolley. The Commissioners of the District of Columbia in 1914, in a published report, approved the extension of a street-car line from Connecticut Avenue to Wisconsin Avenue, through Massachusetts Avenue Park, by way of Calvert Street and Cleveland Avenue, but the building of a line at that time was impossible, as Calvert Street had not been opened. However, with the opening and improvement of this street public necessity will require this connection.

The inspiration that led to the plan outlined for opening this property has not had in view the financial aspect first, but the ideal of creating a stately place of habitation that would appeal to the distinguished men and women whom Washington attracts, not only because it is the center of the nation's statesmenship and political affairs, but also the center of America's learning and art.

It is impossible to adequately describe the unprecedented conditions which obtain in Massachusetts Avenue Park, and therefore it is necessary to visit the tract to fully appreciate the excellence of

Looking South on Woodland Drive

Cathedral School for Boys

An Attractive Corner on Normanstone Drive and Thirtieth Street

the location, its wonderful charm as a place of residence and the extremely low cost for land of such value. A number of sites have already been sold and building has begun, so that there can be no sense of unpleasant isolation for those who may now decide to choose Massachusetts Avenue Park for their place of residence.

No other property in Washington can now, or ever compare with this in natural beauty. With the tract developed, and with the character of houses and grounds assured by careful restriction, it will be by far the most beautiful part of the most beautiful city in the world.

Rock Creek Drive, East from Massachusetts Avenue, Rock Creek Park on Right

Rock Creek Drive at Intersection of Normanstone Drive

Looking South on Woodland Drive at Twenty-ninth Street
showing Washington Monument in the distance

Panoramic View of Sherida

Panoramic View of Washingto

rcle, Massachusetts Avenue

m Massachusetts Avenue Park

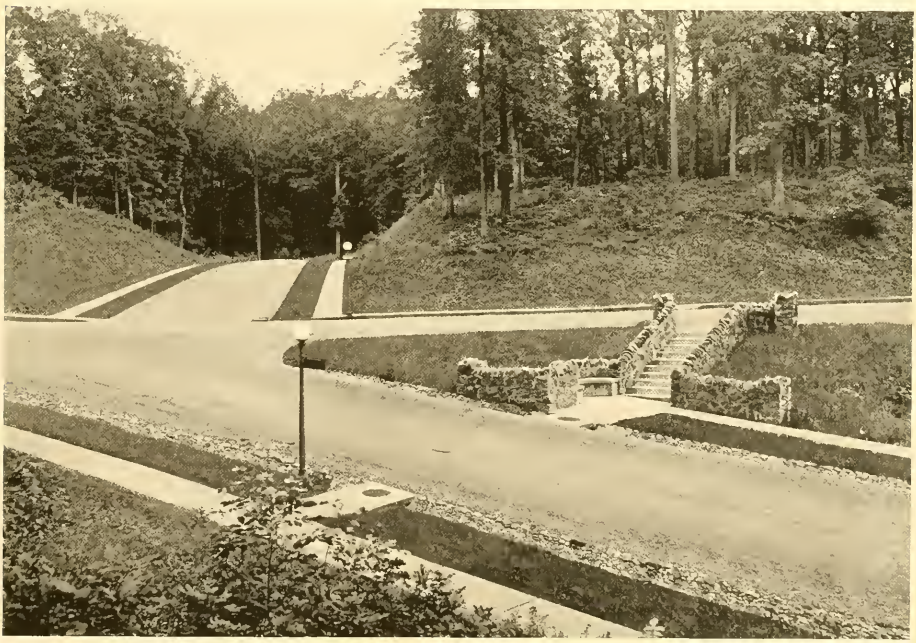
Intersection of Woodland Drive and Rock Creek Drive
with Natural Bridge over Rock Creek

Normanstone Drive, looking East towards Thirtieth Street
Rock Creek Park on the Right

Looking East from Massachusetts Avenue, Rock Creek Park on the Right

Looking North on Normanstone Drive

Looking up Thirty-second Street from Normanstone Drive



Looking North on Thirtieth Street at Intersection of Woodland Drive

"Twin Oaks," Residence of Charles J. Bell, opposite Northern Boundary of Massachusetts Avenue Park

*Clarke Waggaman, Architect*

Residence of Mrs. L. F. Day, to be erected on North Side of Massachusetts Avenue at Thirtieth Street

Thirty-second Street, North of Woodland Drive, showing Intersection of Cleveland Avenue

Looking South from Woodland Drive, down Thirtieth Street

Looking North on Woodland Drive, near Twenty-ninth Street

"Westover," Residence of Charles C. Glover, Massachusetts Avenue, West of Wisconsin Avenue

Residence of Senator James H. Brady, on Woodley Road, adjoining a portion of Massachusetts Avenue Park on the North

"Friendship," Home of Edward B. McLean, West of Massachusetts Avenue on Wisconsin Avenue

"Woodley," Home of Senator Francis G. Newlands, situated on Woodley Road, adjoining portion of Massachusetts Avenue Park on the North

"Causeway," Home of James Parmelee, Esq., Klingle Road and McComb Street, adjoining Massachusetts Avenue Park on the East

*Clarke Waggaman, Architect*

Residence of Mrs. John R. Williams, North Side of Massachusetts Avenue at Rock Creek

Home of John Hays Hammond, Kalorama Road and Twenty-third Street, East of Massachusetts Avenue Park

Connecticut Avenue Viaduct over Rock Creek Drive, just East of Massachusetts Avenue Park

*Clarke Waggeman, Architect*

Home of John W. Thompson, at Intersection of Woodland Drive, Twenty-ninth and Calvert Streets

Home of Clarke Waggeman, Woodland Drive, Twenty-ninth Street and Rock Creek Drive

Sales Office for Massachusetts Avenue Park at intersection of Woodland Drive and Thirty-second Street

"Ruthven Lodge," where Dolly Madison secreted herself when the British burned the White House in 1814 and which has been demolished to make way for the improvement of the Park

Entrance Way to Massachusetts Avenue Park. Capitol and Monument in background

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